

**Town of Groton
Board of Assessment Appeals
October 1, 2010 Grand List
March 11, 2011 Session Minutes**

The Board of Assessment Appeals met on Friday, March 11, 2011 at the Groton Town Hall. Members in attendance were Chairman Charles Stevens and James Mitchell. The meeting was called to order at 1:00 p.m. by the chairman. The board will sit for appeals on the October 1, 2010 Grand Lists and the October 1, 2009 Supplemental Motor Vehicle Grand List.

Property Owner: Dennis Billias, 6 Raymond St, Westerly RI
 Property Location: 0 Sacred Heart Dr, Parcel Id 168807578995
 Board Decision 3/11/11: Mitchell made a motion to remove the paving value and leave the land value as stated. The motion was seconded by Stevens and passed unanimously.
 R2010 Acct# 301045 Orig. Assmt: \$38,360 Adj. Assmt: \$31,570
 Mailed date: 3/14/11

Property Owner: Bruce Blye, property owner
 Property Location: 15 Grove Ave, Mystic, Parcel Id 261914430251
 Board Decision 3/11/11: Ann Stewart appeared for the appointment, acting as agent for Mr. Blye. Stevens made a motion to change the baths as listed at 5 full to 3 full and 2 half-baths, and the grade from X to A. Mitchell seconded the motion, and it passed with a unanimous vote.
 R2010 Acct# 301135 Orig. Assmt: \$992,250 Adj. Assmt: \$771,890
 Mailed date: 3/14/11

Property Owner: CWPM, LLC, Steve Rowenko, CFO
 Personal Property: CWPM, LLC, various locations
 Board Decision 3/11/11: Stevens made a motion to accept the modified asset schedule as submitted. Mitchell seconded the motion and it passed with two yes votes.
 3/26/11: Second deliberation for trash containers: Stevens made a motion to accept the revised value for the trash containers at \$45 per unit for 1,512 units, plus penalty for omitted property. Mitchell seconded the motion and it passed with a unanimous vote.
 P2010 Various Accounts Orig. Assmts: \$593,540 ~~Net Assmt: \$407,710~~
 Mailed Date: 3/14/11 Amended Net Assmt: \$250,330
 Amended Mailed Date: 3/28/11

Property Owner: Ru Li, 157 Briar Hill Road, Groton
 Property Location: 157 Briar Hill Road, Parcel Id 178019622365
 Board Decision 3/11/11: The chairman made a motion for no change in value, which was seconded by Mitchell and passed with two positive votes.
 R2010 Acct# 306592 Orig. Assmt: \$256,690
 Mailed date: 3/14/11

Property Owner: Jayant Patel, 156 Upper Pattagansett Rd, East Lyme

Property Locations: 0 Poquonnock Road, Parcel Id 168812869558
0 Poquonnock Road, Parcel Id 168812868634

Board Decision 3/11/11: Sonal Miller appeared before the board, acting as agent for Jayant Patel. The Chairman made a motion to change the land influence factor from -60 to -70 for both properties, which was seconded by Mitchell and passed with two yes votes.

R2010 Parcel Id 168812869558 Acct# 308563 Orig. Assmt: \$95,200 Adj. Assmt: \$71,400

R2010 Parcel Id 168812868634 Acct# 308562 Orig. Assmt: \$91,140 Adj. Assmt: \$68,390

Mailed date: 3/14/11

Property Owner: ELK La Triumphe LLC, Thomas Rogan, agent

Property Location: dba La Triumphe Apts, Parcel Id 169917201160

Board Decision 3/11/11: Stevens made a motion for no change to the assessor's value, which was seconded by Mitchell and was approved by both members.

R2010 Acct# 303367 Orig. Assmt: \$15,832,180

Mailed date: 3/14/11 I&E Penalty: \$ 1,583,218

Total Assmt: \$17,415,398

Property Owner: Cedar Groton LLC, Zaid Hassan Esq. as agent

Property Locations: 720 Long Hill Road, Parcel Id 169805180846

706 Long Hill Road, Parcel Id 169805190033

688 Long Hill Road, Parcel Id 169805098339 S001

654 Long Hill Road, Parcel Id 169805098339 S002

646 Long Hill Road, Parcel Id 169805098339 S003

Board Decision 3/11/11: Stevens made a motion to be applied towards all five properties for no change to value. Mitchell seconded the motion and it passed with two unanimous votes.

R2010 Parcel Id #0846 Acct# 301921 Orig. Assmt: \$661,010 + 10% Penalty = \$727,111 net assmt.

R2010 Parcel Id #0033 Acct# 301922 Orig. Assmt: \$1,705,970 + 10% Penalty = \$1,876,567 net assmt.

R2010 Parcel Id #S001 Acct# 301918 Orig. Assmt: \$3,165,190 + 10% Penalty = \$3,481,709 net assmt.

R2010 Parcel Id #S002 Acct# 301919 Orig. Assmt: \$701,610 + 10% Penalty = \$771,771 net assmt.

R2010 Parcel Id #S003 Acct# 301920 Orig. Assmt: \$4,227,020 + 10% Penalty = \$4,649,722 net assmt.

Mailed Date: 3/14/11

Property Owner: Schochet Lighthouse Ltd. Ptshp, Brian Tewksbury, agent of Fed. Mgmt. Co. Inc.

Property Location: 441 Long Hill Road, Parcel Id # 168920900692

Board Decision 3/11/11: Mitchell seconded the motion made by Stevens for no change to value. The motion passed when both members voted in favor.

R2010 Acct# 309895 Orig. Assmt: \$5,250,000

Mailed date: 3/14/11 I&E Penalty: \$ 525,000

Net Assmt: \$5,775,000

Property Owner: Groton Development Associates, Brian Tewksbury, agent of Fed. Mgmt. Co. Inc.
 Property Location: 600 Meridian St. Ext. Parcel Id 168920806516
 Board Decision: 3/11/11 – A motion for no change was entered by Stevens, seconded by Mitchell and passed with both unanimous votes.
 R2010 Acct# 304608 Orig. Assmt: \$18,670,260
 Mailed date: 3/14/11 I&E Penalty:\$ 1,867,026
 Net Assmt: \$20,537,286

Property Owner: Robert Reardon Jr., 160 Hempstead Street, New London
 Property Location: 80 Starr Street, Parcel Id 261914334659
 Board Decision: 3/11/11: A motion was made by Stevens to change the influence factor on the primary lot from -25 to -10 and to classify the remaining acreage as waste, instead of secondary. Mitchell seconded the motion as presented. It passed with two positive votes.
 R2010 Acct# 309216 Orig. Assmt: \$355,320 Adj. Assmt: \$208,530
 Mailed date: 3/14/11

A motion for adjournment was made by the chair at 5:45 p.m., which was seconded by Mitchell and passed with unanimous vote.

Respectfully submitted,

Mary Gardner
 Asst. Assessor
 Clerk to board